144.0	0009	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	775,500 / 775,500
					USE VALUE:	775,500 / 775,500
					ASSESSED:	775,500 / 775,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
218		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YI CHARLES
Owner 2:	
Owner 3:	
Street 1:	218 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONNELLY GRACE -
Owner 2:	-
Street 1:	218 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,759 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1891 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5759.000	296,900	4,400	474,200	775,500
Total Card	0.132	296,900	4,400	474,200	775,500
Total Parcel	0.132	296,900	4,400	474,200	775,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.10 | /Parcel: 410.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	94588
GIS Ref	
GIS Ref	
Insp Date	12/01/17

!11287!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0009-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,800	4400	5,759.	474,200	762,400	762,400	Year End Roll	12/18/2019
2019	101	FV	235,000	4400	5,759.	444,600	684,000	684,000	Year End Roll	1/3/2019
2018	101	FV	235,000	4400	5,759.	367,500	606,900	606,900	Year End Roll	12/20/2017
2017	101	FV	235,000	4400	5,759.	337,900	577,300	577,300	Year End Roll	1/3/2017
2016	101	FV	235,000	4400	5,759.	308,200	547,600	547,600	Year End	1/4/2016
2015	101	FV	229,700	4400	5,759.	302,300	536,400	536,400	Year End Roll	12/11/2014
2014	101	FV	229,700	4400	5,759.	281,000	515,100	515,100	Year End Roll	12/16/2013
2013	101	FV	229,700	4400	5,759.	267,300	501,400	501,400		12/13/2012

PRINT

Date	Time
12/11/20	01:28:27

LAST REV

Date	Time
07/13/20	09:50:26
danam	
11287	

USER DEFINED

Prior Id # 1:	94588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONNELLY GRACE,	59206-273		5/31/2012		545,000	No	No		
	21090-533		4/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2019	1349	Redo Bas	50,000	C				
4/7/2016	405	Re-Roof	8,660					reroof
7/7/2015	890	Renovate	55,750		7/7/2015			kitchen and a 1/2
6/24/2015	795	Manual	1,000		6/24/2015			Demo kitchen.

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2020	Permit Visit	DGM	D Mann
12/1/2017	MEAS&NOTICE	HS	Hanne S
8/31/2012	MLS	EMK	Ellen K
3/11/2009	Inspected	197	PATRIOT
1/26/2009	Measured	372	PATRIOT
12/1/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5759		Sq. Ft.	Site		0	80.	1.03	9									474,214						474,200	

Total AC/HA: 0.13221 | Total SF/SM: 5759 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 474,214 | Spl Credit | Total: 474,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	12		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Very Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	166.219
Other Features:	132000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430228
Depreciation:	133371
Depreciated Total:	296858

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

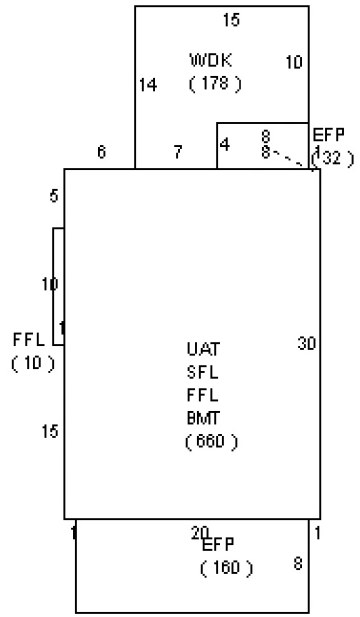
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.22
Special Features:	0	Val/Su Net:	117.58
Final Total:	296900	Val/Su SzAd	223.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	670	166.220	111,367
BMT	Basement	660	80.350	53,028
SFL	Second Floor	660	166.220	109,704
EFP	Enclos Porch	192	40.780	7,830
WDK	Deck	178	11.440	2,037
UAT	Upper Attic	165	86.430	14,262

Net Sketched Area:	2,525			Total:	298,228
Size Ad	1330	Gross Are	3020	FinArea	1891

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	
UAT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0009-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1940	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400